



# PLANNING COMMISSION MEETING AGENDA WEDNESDAY, NOVEMBER 5, 2014

Joshua Oehler, Chair  
Kristofer Sippel, Vice Chair

David Blaser  
Carl Bloomfield  
David Cavenee

Brent Mutti  
Jennifer Wittmann

Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, AZ 85296

Study Session: 5:00 p.m.  
Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. <b>Z14-24</b> - Request to rezone approximately 12.4 acres of real property generally located north of the northwest corner of Val Vista Drive and Elliot Road from Single Family-35 (SF-35) to Single Family-7 (SF-7) zoning district with a Planned Area Development Overlay zoning. Jordan Feld (480) 503-6748	
	2. <b>GP14-02</b> - Gilbert 2014 Annual General Plan Update - Request for a Minor General Plan Amendment to amend the Town of Gilbert General Plan: Chapter 10, Character Areas - Santan Character Area Update, to update the specific area plan to reflect the community's vision for the future of the character area. Amy Temes (480) 503-6729	
	3. <b>Z13-11</b> - Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.3 Commercial Districts, Section 2.303 Land Use Regulations, Table 2.303 Land Use Regulations - Commercial Districts, to require a Conditional Use Permit for Hospitals; Article 2.7 Public Facility/Institutional District, Section 2.702 Land Use Regulations, Table 2.702 Land Use Regulations - Public Facility/Institutional District, to require a Conditional Use permit for Hospitals; and to amend Division 4 General Regulations, Article 4.5 Supplemental Use Regulations to provide separation requirements for hospitals from certain other uses; and to amend Division 6 Use Definitions, Article 6.1 Use Definitions to revise the definition of "Hospital" to include facilities offering behavioral health services. Jordan Feld (480) 503-6748	

TIME	AGENDA ITEM	COMMISSION ACTION
	4. <b>Z14-15-C</b> - An amendment to the Town of Gilbert Land Development to the Town of Gilbert Land Development Code to amend Land Use Regulation Tables in all Zoning Districts, amend Development Regulations and Site Regulations in all Zoning Districts, amend Sign Regulations and Subdivision Regulations. Jordan Feld (480) 503-6748	
	5. <b>Discussion of Regular Meeting Agenda</b>	
	<b>ADJOURN STUDY SESSION</b>	
6:00 P.M.	<b>CALL TO ORDER REGULAR MEETING</b>	
	<b>ROLL CALL</b>	
	6. <b>APPROVAL OF AGENDA</b>	
	7. <b>COMMUNICATIONS FROM CITIZENS</b>  At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	<b>PUBLIC HEARING (CONSENT)</b>  Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	8. <b>S14-07</b> - City Gate - Request to approve Preliminary Plat and Streetscape Plan for Woodbury Corporation, for 20 commercial lots on approximately 61.34 acres of real property located at 5150 E. Baseline Road in the Regional Commercial (RC) zoning district. Jordan Feld (480) 503-6748	<b>Hearing; discussion; possible action by MOTION</b>
	9. <b>S14-10</b> - Recker & Ray - Request to approve Preliminary Plat for KB Homes, for 57 home lots (Lots 1-57) on approximately 16.53 acres of real property located at the northwest corner of Recker and Ray Roads in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district. Nichole McCarty (480) 503-6747	<b>Hearing; discussion; possible action by MOTION</b>

TIME	AGENDA ITEM	COMMISSION ACTION
	10. <b>UP14-10</b> - Warner and Power Senior Living - Request to approve a Conditional Use Permit for approximately 19.7 acres of real property located west of the southwest corner of Power and Warner Roads to allow a congregate care facility in the General Office (GO) zoning district. Amy Temes (480) 503-6729	<b>Hearing; discussion; possible action by MOTION</b>
	<b>PUBLIC HEARING (NON-CONSENT)</b>  <b>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.</b>	
	11. <b>None</b>	<b>Hearing; discussion; possible action by MOTION</b>
	<b>ADMINISTRATIVE ITEMS</b>	
	12. <b>Minutes</b> - Consider approval of the minutes of the Study Session & Regular Meeting of October 1, 2014.	<b>Discussion; possible action by MOTION</b>
	13. <b>Planning Commission Administration</b> - Consider approval of the 2015 Regular Meetings.	<b>Discussion; possible action by MOTION</b>
	14. <b>Review 2014 Accomplishments</b> - Linda Edwards (480) 503-6750	<b>Discussion ONLY</b>
	<b>COMMUNICATIONS</b>	
	15. Report from Chairman and Members of the Commission on current events.	
	16. Report from Council Liaison	
	17. Report from Planning Services Manager on current events.	
	<b>ADJOURN</b>	<b>MOTION to Adjourn</b>

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, December 3, 2014, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

TIME	AGENDA ITEM	COMMISSION ACTION
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**NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.

I, \_\_\_\_\_, certify  
that I posted this agenda/notice at the following locations:

Gilbert Municipal Center (50 E. Civic Center Drive)  
Heritage Annex (119 N. Gilbert Road)  
Perry Branch Library (1965 E. Queen Creek Road)  
Southeast Regional Library (775 N. Greenfield Road)

On \_\_\_\_\_, 2014